

S U M M A R Y

FILE NO.	2222	Thomas Guide Map No.	626
		Date Received:	12/23/05
		Date Distributed:	12/27/05
ENTITY	City of Renton	Date Filed:	
ACTION	Petition for Land Annexation	Expiration 45 Days:	02/06/06
TITLE	Querin Annexation	Board Meeting:	01/10/06

Location	<p>The site is located on the east side of the City of Renton. The southern and western boundaries of the site about the existing City of Renton.</p> <p>The southern boundary of the site is generally formed by SE 144th Place (if extended). The western boundary of the site is formed by Hoquiam Avenue NE.</p> <p>The northern boundary is formed by SE 112th Street and the eastern boundary is generally formed by 144th Place SE (if extended.)</p>
Land Area	Approximately 7.3 acres
Land Use	<p><u>Current:</u> 3 single-family homes</p> <p><u>Future:</u> Approximately 43 single-family homes.</p>
Population	<p><u>Current:</u> 7 persons</p> <p><u>Future:</u> Approximately 99 persons</p>
Assessed Valuation	<p><u>Current:</u> \$987,000.</p> <p><u>Future:</u> \$170,200.00</p>
County Comprehensive Plan Designation	Urban Residential Use (4 – 12 dwelling units per gross acre)
County Zoning	R-4 (4 dwelling units - 6 dwelling units per gross acre – with bonuses)
City Comprehensive Plan	Residential Use – Low Density
City Zoning	Residential Use - R-8 (Maximum 8 dwelling units per net acre)
District Comprehensive Plan	City of Renton Comprehensive Water & Sewer District Plan
District Franchise	No franchise is required for service to the Querin Area.
Urban Growth Area (UGA)	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan
SEPA Declaration	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Not Applicable

Fire Districts: King County Fire Protection District No. 25; City of Renton Fire Department

Water Districts: King County Water District No. 90; City of Renton Water Utilities Department

Sewer Districts: City of Renton Sewer Utilities Department

School Districts: Renton School District No. 403

SUMMARY (File No. 2222)

The City of Renton proposes the annexation of approximately 7.3 acres, known as the Querin Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in November of 2005.

The site is located on the east side of the City of Renton. The southern and western boundaries of the site abut the existing City of Renton. The southern boundary of the site is generally formed by SE 144th Place (if extended). The western boundary of the site is formed by Hoquiam Avenue NE. The northern boundary is formed by SE 112th Street and the eastern boundary is generally formed by 144th Place SE (if extended.)

The unincorporated area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City together with protection of and provision of services to incorporated areas (e.g., LU-1; LU 37.3; LU-37.5; LU-36; LU-41, and LU-42).

The Querin property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes approximately three single-family residences. The City of Renton proposes residential zoning at R-8 (up to 8 dwelling units per net acre) in order to achieve urban densities and efficiencies consistent with adopted Countywide goals and City policies for urban growth. At full development, Querin would include a total of approximately 43 homes which would house approximately 99 persons.

The City of Renton has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Querin properties following annexation. More specifically, the City of Renton is prepared to provide development review based upon local standards and applicable King County guidelines. Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., sloped terrain, vegetated areas).

The City of Renton can directly provide (or contract for) urban services to the area. For example, upon annexation, the City will provide the Querin Area police services. The City and Fire Prevention District No. 25 will provide fire services and emergency medical services. The City will also establish storm water management system requirements for the Querin Area. The City of Renton and Water District No. 90 will continue to provide water service to the Querin Annexation Area. The City of Renton will provide sewer services to the Querin Annexation Area.

City and County library facilities, law and justice facilities, and parks and recreation facilities (slated for improvements) would be available to the community. Children would attend schools in Renton School District No. 403.

The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

Further, the Querin Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Querin Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area.

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-203: Population growth should be encouraged in Urban Growth Areas.

U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.

U-208: Land capacity shall be provided for residential, commercial and industrial growth.

U-304: Growth should be focused within city boundaries.

The proposed Querin Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Renton by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Querin Area, boundaries are primarily formed by roadways and by existing City boundaries.

The Querin Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Renton is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Renton PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses related to the proposed Querin Annexation. At full development, City expenditures are estimated at \$62,311 and revenues are estimated at \$71,658. Upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. As such, the City will have sufficient funds to serve the area at present without a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Renton community.